

LINE LEGEND:

SUBJECT PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
STREET CENTERLINE	---
JEA EASEMENT	---
SETBACK	---
DRAINAGE EASEMENT	---



APPROVED BY JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION DATE 06/30/2023 E.H.

KING L. BRADLEY & ROBIN A. BRADLEY TRUST DEED BOOK 730, PAGE 59 TAX MAP 43, PARCEL 5.10 ZONED: RS-2 (FUTURE DEVELOPMENT)

NOTES:
This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.

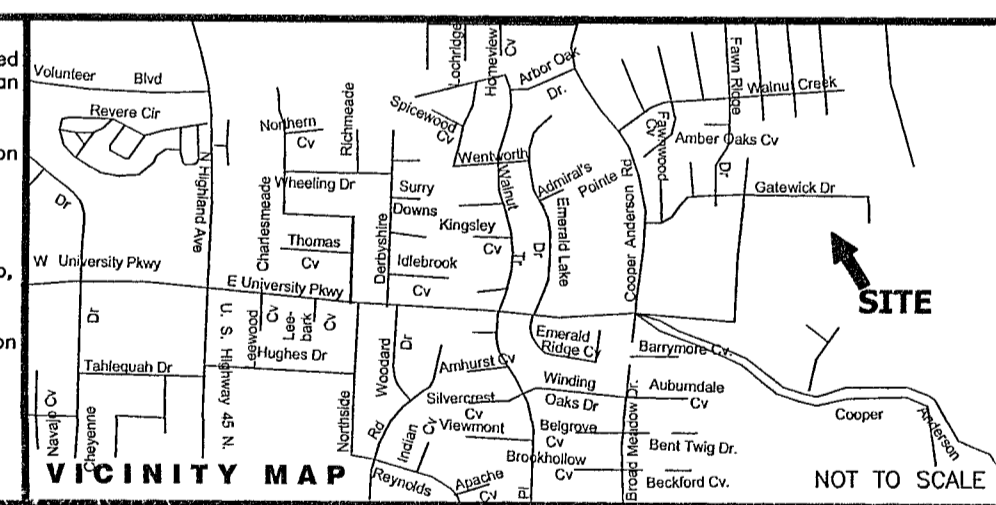
All deed book references shown hereon are recorded in the Register's Office of Madison County, Tennessee.

All iron pins set are 1/2" rebar with an identification cap stamped Surveying Services.

This property is not located in a Special Flood Hazard Area per Flood Insurance Rate Map, Map No. 47113C0158E, Effective Date: August 3, 2009.

The Maintenance Agreement and/or Restrictive Covenants for the property shown hereon are recorded in Trust Deed Book 2150, Page 432.

BENCHMARK NOTE:
The benchmark for the property shown hereon is Mag nail located in the curb of Brompton Cove near the northeast corner of Lot 617 as shown hereon. N: 508555.50, E: 1134362.54, Elev: 418.49. Elevation relative to NAVD 88



CURVE TABLE

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C1	S54°44'24"E	22.63'	16.00'	25.13'	090°00'00"
C2	N81°48'05"E	27.97'	520.00'	27.97'	003°04'57"
C3	N86°42'16"E	60.99'	520.00'	61.03'	006°43'27"
C4	S88°10'10"E	32.01'	520.00'	32.02'	003°31'41"
C5	N67°56'09"E	21.65'	25.00'	22.39'	051°19'04"
C6	N62°51'31"E	33.05'	47.00'	33.77'	041°09'49"
C7	S70°34'19"E	41.19'	47.00'	42.64'	051°58'31"
C8	S20°26'43"E	38.44'	47.00'	39.60'	048°16'40"

CURVE TABLE

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C9	S27°49'47"W	38.44'	47.00'	39.60'	048°16'19"
C10	S77°09'43"W	40.02'	47.00'	41.34'	050°23'32"
C11	N56°21'53"W	34.11'	47.00'	34.91'	042°33'17"
C12	N60°44'47"W	21.65'	25.00'	22.39'	051°19'04"
C13	N87°12'17"W	13.39'	480.00'	13.39'	001°35'56"
C14	S87°41'41"W	72.00'	480.00'	72.07'	008°36'09"
C15	S81°49'36"W	26.25'	480.00'	26.25'	003°08'00"
C16	S35°15'36"W	22.63'	16.00'	25.13'	090°00'00"

CURVE TABLE

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH	DELTA
C17	S11°06'56"E	64.92'	11148.59'	64.92'	000°20'01"
C18	S11°26'52"E	65.03'	11232.21'	65.03'	000°19'54"
C19	S11°46'21"E	62.04'	11198.26'	62.04'	000°19'03"
C20	S12°05'41"E	64.05'	11214.36'	64.05'	000°19'38"
C21	S11°36'14"E	256.04'	11209.95'	256.04'	001°18'31"
C22	S86°55'39"W	116.10'	500.00'	116.37'	013°20'05"

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Deed Book 758, Page 1675, in the Register's Office of Madison County, Tennessee, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and that this plan constitutes offers of irrevocable dedication for all public roads, utilities, and other facilities shown hereon to public use or to private use as noted hereon, as required by the requirements and specifications set forth in the Subdivision and Land Development Regulations of the Jackson Municipal Regional Planning Commission.

Date: 6-22-2023 by R. J. Moore, Kingston Creek Partners

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I hereby concur that the water system has been installed or proposed to be installed meeting the minimum requirements of the Jackson Energy Authority and hereby recommend approval of the final plat.

Date: 6/28/2023
Signature: [Signature]
Jackson Energy Authority

CERTIFICATE OF APPROVAL OF SANITARY SEWERAGE SYSTEMS
I hereby concur that the sanitary sewerage system has been installed or proposed to be installed meeting the minimum requirements of the Jackson Energy Authority and hereby recommend approval of the final plat.

Date: 6/28/2023
Signature: [Signature]
Jackson Energy Authority

CERTIFICATE OF APPROVAL OF STREETS AND STORM DRAINAGE
I hereby concur that a construction bond in the amount of \$17,900 has been posted to ensure completion and quality of all required improvements. Following satisfactory completion of all improvements contained within the approved construction drawings, the street construction and associated storm drainage improvements and their rights-of-way shall be accepted by the Governing Authority in accordance with the existing policy of the Governing Authority relative to street acceptance.

Date: 6/30/2023
Signature: [Signature]
Jackson Municipal Regional Planning Commission
Thomas S. Wolf, P.C.
City of Jackson Engineering Department

ACKNOWLEDGEMENT OF OWNER(S) SIGNATURE
State of Tennessee
County of Madison

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County mentioned, R. J. Moore, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the owner/developer, the within named bargainer, and that he/she as such owner/developer, executed the foregoing instrument for the purpose therein contained, by signing his/her name as owner/developer.

Witness my hand at office, this 22 day of June 2023

My Commission Expires: 1/22/25

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES
I hereby concur that the street names and addresses depicted on this final plat have been reviewed and approved by the E911 Administrative Office.

Date: 6/28/23
Signature: [Signature]
E-911 Administrative Office

CERTIFICATE OF ACCURACY OF SURVEY
I hereby certify by placing my seal and signature on this plat that it was prepared in accordance with the specifications and requirements of the Jackson Municipal Regional Planning Commission, and that the accuracy of the survey upon which it is based is in accordance with the requirements of the Standards of Practice contained in the Rules of the Tennessee State Board of Examiners for Land Surveyors for Category I survey. I further certify that all monuments have been placed as indicated.

Date: 6/22/23
Signature: [Signature]
Registered Surveyor
Tennessee Certificate No. 3053

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDING
I hereby certify that the final subdivision plat shown hereon has been reviewed by all applicable review agencies and has been approved by the Jackson Municipal Regional Planning Commission, with the exception of any variances and stipulations noted in the minutes of the Planning Commission and that this plat is hereby approved for recording in the office of the Register of Deeds for Madison County, Tennessee.

Date: 6/30/2023
Signature: [Signature]
Jackson Municipal Regional Planning Commission

LEGEND:

○	END POINT OF LINE
⊙	IPF IRON PIN, FOUND
⊙	IPS IRON PIN, SET

STREET INFORMATION TABLE:

STREET NAME	STREET LENGTH	PAVEMENT WIDTH	PAVEMENT AREA	R.O.W. WIDTH	CURB-GUTTER LENGTH	SIDEWALK AREA
GATEWICK DRIVE	283.95'	26'	7,902 S.F.	50'	537.09'	2,152 S.F.
BROMPTON COVE	709.64'	26'	21,804 S.F.	40'	1,518.59'	N/A

FINAL PLAT
KINGSTON CREEK SECTION 6

CITY OF JACKSON, MADISON COUNTY, TENNESSEE
TAX MAP 43, PARCEL 5.21 - DEED BOOK 765, PAGE 728
SECTION 6 - 30 LOTS - 6.93 ACRES
ZONING: RS-2
DRAWN BY: RYAN L. RICHARDSON DATE: 12/05/2022
SCALE: 1"=50' DWG. NO: 1995-031-KC-FP6
0' 50' 125'

OWNER INFORMATION:
KINGSTON CREEK PARTNERS
P.O. BOX 12555
JACKSON, TN 38308
TAX MAP 43, PARCEL 5.21
DEED BOOK 765, PAGE 728

ZONING INFORMATION:
ZONED: RS-2
(SINGLE FAMILY/PLANNED RESIDENTIAL) DISTRICT

SETBACKS: (RS-2)
FRONT: 20 FEET MINIMUM
SIDE: 5 FEET MINIMUM
REAR: 10 FEET MINIMUM

SURVEYING SERVICES, INC.
JACKSON, TENNESSEE
41 HERITAGE SQUARE
(731) 664-0807